

MEMORANDUM

April 19, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: PROPOSED PLANNED DEVELOPMENT AREA:  
FORMER FEDERAL RESERVE BANK SITE  
PEARL STREET COMPANY AND  
POST OFFICE SQUARE COMPANY

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Two affiliates of The Beacon Companies, the Pearl Street Company and the Post Office Square Company, have acquired the former site of the Federal Reserve Bank building, more fully described as land bounded by Milk, Pearl, Franklin and Oliver Streets, Boston Proper. The Pearl Street Company proposes to convert the 1922 building, at 30 Pearl Street, (a designated architectural landmark) into a first-class 300-room hotel. The 1953 and 1973 structures are being demolished. The Post Office Square Company proposes to replace them with a 39-story office building not more than 510 feet in height and a 400 car parking garage, not more than 85 feet in height. The attached fact sheet gives further details.

The site is in a B-10 (general business with a floor area ratio of 10.0) district and in a restricted parking district. The developers seek a Planned Development Area zoning designation in order to be eligible to seek exceptions for the following deviations from the Boston Zoning Code:

One Post Office Square ("O" Parcel) - Office Building and Garage

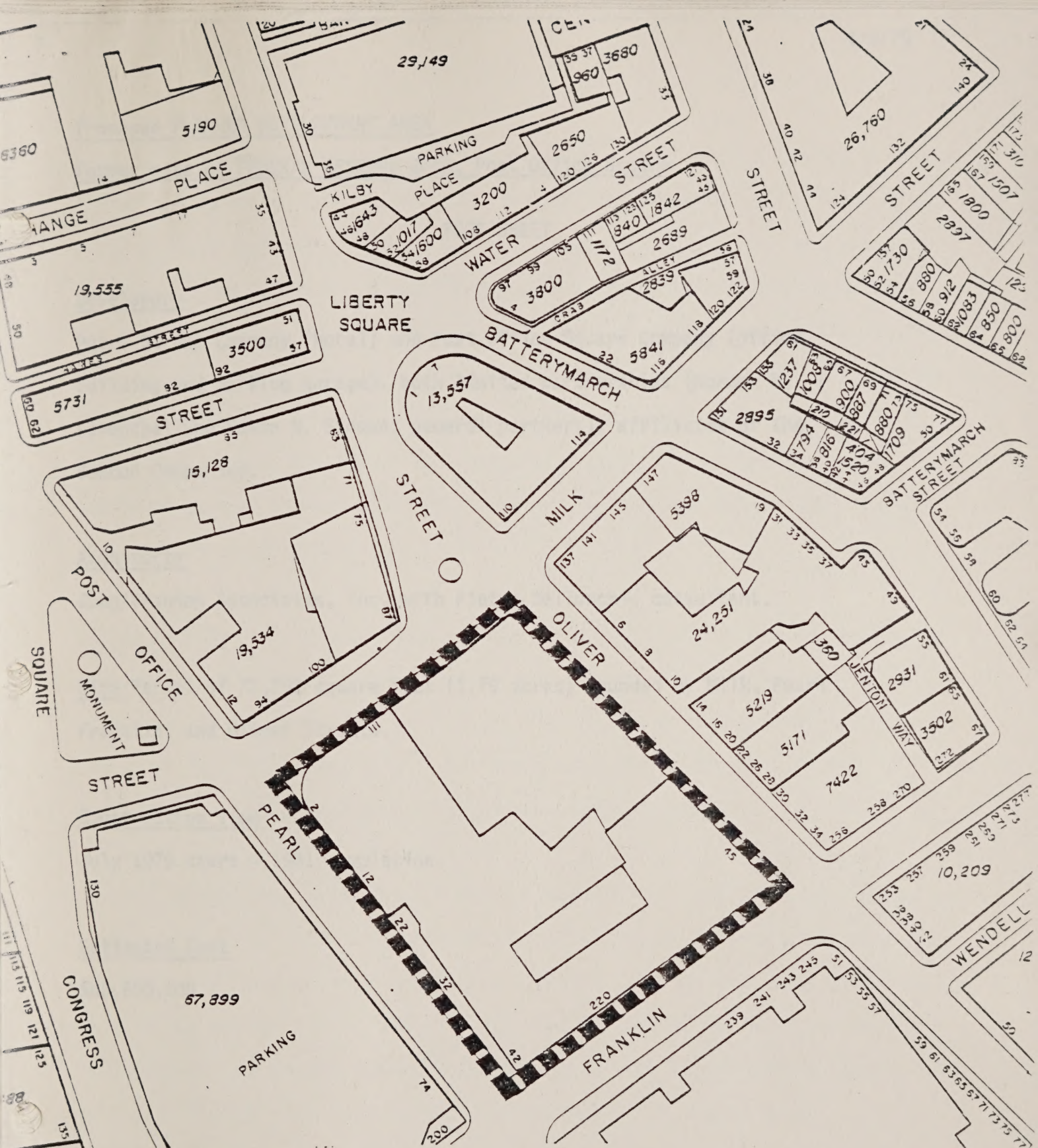
Section 8-7

Use Item no. 59	Parking garage is conditional in a restricted parking district ("commercial" spaces).
*Use item no. 71	Ancillary parking for hotel is conditional.
Use item no. 72	Parking accessory to nonresidential uses is conditional in a restricted parking district.

\*Section 15-1

Maximum floor area ratio	10; proposed floor area ratio 21.6.
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# **FEDERAL RESERVE BANK COMPLEX** MILK, PEARL, FRANKLIN & OLIVER STREETS

- 4 -

SCALE: 1" = 100'





Proposed PLANNED DEVELOPMENT AREAFormer site of FEDERAL RESERVE BANK, Post Office Square

## FACT SHEET

Developers

Pearl Street Company (hotel) and Post Office Square Company (office building and parking garage), both limited partnerships (Norman B. Leventhal and Edwin N. Sidman, general partners), affiliates of The Beacon Companies.

Architects

Jung/Brannen Associates, Inc, with Pietro Belluschi, consultant.

Site Parcel of 77,791 square feet (1.79 acres) bounded by Milk, Pearl Franklin, and Oliver Streets.

Construction Time

July 1979 start - 1981 completion.

Estimated Cost

\$65,800,000

General Description

Hotel: The former Federal Reserve Bank building, built in 1922, facing on Pearl, Oliver and Franklin Streets, is to be retained and converted into a first-class hotel. Three additional floors will be added above the roof, for a total height no greater than 125 feet. These floors will be stepped back from the edges of the roof at an angle of 60°, and will be largely of aluminum and glass construction, so as to reduce the visual impact from other vantage points. A glass atrium, with a crossover to the office building, will face Pearl Street. The hotel will have approximately 300 guest rooms, conference, meeting and function rooms, food and beverage facilities, retail and service uses customarily located in hotels, and possibly a health club.

Office building: A 39-story office tower, not to exceed 510 feet in height, is proposed for the Milk and Pearl Streets corner facing Post Office Square. It will have retail/commercial space on portions of the first two levels. The exterior of the first three levels will be largely glass; the upper levels will be faced with glass and precast concrete with exposed aggregate.

Parking garage: At the Milk and Oliver Streets corner, a 400-car garage, not to exceed 85 feet in height, is proposed for use primarily by guests and patrons of the hotel and tenants and visitors to the office building with some spaces available to the general public. Ten loading bays to service the hotel and office building will be located below grade with access from Oliver Street. Access and egress will be by a private way connecting Pearl and Oliver Streets.

Density: The proposed floor area ratio for the Planned Development Area is 14.6.



BOSTON REDEVELOPMENT AUTHORITY

April , 1979

DEVELOPMENT PLAN for PLANNED DEVELOPMENT AREA NO. 11  
POST OFFICE SQUARE COMPANY and PEARL STREET COMPANY, DEVELOPERS

Site: A parcel of land in the City of Boston, Suffolk County, Massachusetts, containing 77,791 square feet, bounded as follows:

WESTERLY on Pearl Street by one course measuring three hundred sixteen and 26/100 (316.26) feet;

NORTHERLY on Milk Street by two courses having a total distance of two hundred thirty-one and 93/100 (231.93) feet;

EASTERLY on Oliver Street by two courses having a total distance of three hundred eighteen and 14/100 (318.14) feet;

SOUTHERLY on Franklin Street by two courses having a total distance of two hundred sixty-nine and 56/100 (269.56) feet.

Such land comprising Lots O and H as shown on "Exhibit A, Plan of Land Boston, Mass." dated November 29, 1978, drawn by R. E. Cameron & Associates, recorded with Suffolk County Registry of Deeds in Book 9126, Page 276, on December 8, 1978.

- A. Permitted Uses: An office building; a first-class landmark hotel; underground and aboveground parking (as a conditional use); conference, meeting and function facilities; food and beverage facilities; a health club; commercial retail space; and other uses permitted from time to time in general business districts.
- B. Proposed location and appearance of structures: The location and appearance of the office building, hotel structure, and parking garage shall be as shown by the drawings prepared by Jung/Brannen Associates, Inc. listed in Exhibit I hereto.

In addition, the following limits shall pertain:

1. Height of tower not to exceed five hundred and ten (510) feet exclusive of appurtenances, measured from the mean elevation of abutting sidewalks.
2. Height of hotel structure not to exceed one hundred twenty-five (125) feet exclusive of appurtenances, measured from the mean elevation of abutting sidewalks.
3. Height of parking garage not to exceed eighty-five (85) feet exclusive of appurtenances, measured from the mean elevation of abutting sidewalks.



- C. Open Spaces and Landscaping: Arcade to be provided at base of office tower.
- D. Density: The overall floor area ratio of the Planned Development Area shall not exceed 14.6, calculated as shown on Exhibit II hereto, nor shall the floor area ratio of the office building/garage structure exceed 21.6, also calculated as shown on Exhibit II hereto.
- E. Proposed Traffic Circulation: Vehicular access and egress to the Planned Development Area will be provided by the four existing streets bounding the parcel. The developer will construct a private way (non-exclusive vehicular and pedestrian passageway) between Pearl and Oliver Streets, shown on Drawing No. X2. Access and egress for the parking garage will be from said private way. Access and egress for the below-grade loading facilities will be from Oliver Street.
- F. Parking and Loading Facilities: Approximately 400 off-street parking spaces are to be provided, as shown by Garage Drawing Nos. A1 through A7. Ten below-grade loading bays are to be provided, as shown by Hotel Drawing No. A1. The access ramp is shown in Hotel Drawing Nos. A1 and A2.
- G. Access to Public Transportation: The Planned Development Area is presently served by the MBTA Orange and Red Lines at the Washington Street stop, and by the Orange and Blue Lines at the State Street stop. South Station, a major commuter rail and AMTRAK terminus, is six blocks from the Planned Development Area. Several MBTA bus lines run within one block of the site: Bus Route 2 (between North and South Stations); Bus Route 6 (between Aquarium and South Boston); and express Routes 300, 301, 304, and 305. The Planned Development Area is also approximately six blocks from the dock for Massachusetts Bay Lines' Ferry to Nantasket and Hull.
- H. Proposed Dimensions of Structures: The dimensions of the office building, hotel structure, and parking garage are to be as shown in the drawings listed in Exhibit I of this development plan.
- I. Proposed Building Elevations: The elevations of the office building, hotel structure, and parking garage are to be as shown in the drawings listed in Exhibit I of this development plan.
- J. Schematic Layout Drawings have been included in the drawings listed in Exhibit I of this development plan.



- K. Exterior Building Material: The exterior of the office building is to be substantially of pre-cast concrete with exposed aggregate. Windows in the office building are to be of tinted insulated glass with aluminum frames. The exterior of the existing hotel structure is to be restored and/or modified as shown in the drawings listed in Exhibit I of this development plan. The exterior of the new hotel construction is to be substantially of limestone, aluminum and glass as shown in the drawings listed in Exhibit I of this plan. The exterior of the garage structure will be pre-cast concrete with exposed aggregate.
- L. Design Review: Materials and treatment of the building facade and arcade, plus the size, location, design, color, and materials of exterior signs will be subject to the Boston Redevelopment Authority's design review process.

BOSTON REDEVELOPMENT AUTHORITY  
April , 1979  
Development Plan for Planned Development Area No. 11

Exhibit I

List of Plans  
(all drawings revised through 4/6/79)

I. Office Building

<u>Drawing No.</u>	<u>Title</u>
X1	Property Plan
X2	Site Plan
XX3	Atrium Level Plan
A1	Basement Plan
A2	First Floor Plan
A3	Second Floor Plan
A4	Third Floor Plan
A5	4th, 5th, & 6th Floor Plan
A6	7th Floor Plan
A7	8th Floor Plan
A8	9th Floor Plan
A9	10th & 11th Floor Plan
A10	12th Floor Plan
A11	13th & 14th Floor Plan
A12	15th-24th Floor Plan
A13	25th & 26th Floor Plan
A14	27th Floor Plan
A15	28th Floor Plan
A16	29th Floor Plan
A17	30th Floor Plan
A18	31st-33rd Floor Plan
A19	34th-36th Floor Plan
A20	37th & 38th Floor Plan
A21	39th Floor Plan
A22	Roof Plan
A23	Elevations
A24	Elevations
A25	Sections



## II. Garage

<u>Drawing No.</u>	<u>Title</u>
X1	Property Plan
X2	Site Plan
A1	Lower Level 1 Plan
A2	Lower Level 2 Plan
A3	Street Level Plan
A4	Level 1 Plan
A5	Level 2 Plan
A6	Typical Upper Level Plan
A7	Top Level Plan

## III. Hotel

<u>Drawing No.</u>	<u>Title</u>
X1	Property Plan
X2	Site Plan
X3	Atrium Level Plan
A1	Basement Level Plan
A2	Ground Floor Plan
A3	Level 2 Plan
A4	Level 2½ Plan
A5	Level 3 Plan
A6	Level 4 Plan
A7	Level 5 Plan
A8	Level 5½ Plan
A9	Level 6 Plan
A10	Level 7 Plan
A11	Level 8 Plan
A12	Level 9 Plan
A13	Roof Plan
A14	Pearl Street Elevation
A15	Franklin Street Elevation
A16	Oliver Street Elevation



BOSTON REDEVELOPMENT AUTHORITY  
 April , 1979  
Development Plan for Planned Development Area No. 11

Exhibit II

Schedule of Project Areas/FAR Computations

I. Office Tower

<u>Floor</u>	<u>Gross Floor Area in SF</u>	<u>Gross Floor Area Exclusions in SF*</u>	<u>Gross Floor Area For F.A.R. Purposes (S</u>
1	14,000	--	14,000
2	10,000	1,350	8,650
3	12,500	1,350	11,150
4	14,000	1,900	12,100
5	14,000	1,900	12,100
6	14,000	1,350	12,650
7	21,500	1,900	19,600
8	22,000	1,900	20,100
9	22,000	1,350	20,650
10	22,000	1,900	20,100
11	22,000	1,900	20,100
12	22,000	1,350	20,650
13	22,000	1,550	20,450
14	22,000	1,550	20,450
15	22,000	1,000	21,000
16	22,000	1,550	20,450
17	22,000	1,550	20,450
18	22,000	1,000	21,000
19	22,000	1,550	20,450
20	22,000	1,550	20,450
21	22,000	1,000	21,000
22	22,000	1,550	20,450
23	22,000	1,550	20,450
24	22,000	1,000	21,000
25	22,000	1,050	20,950
26	22,000	1,050	20,950
27	22,500	500	22,000
28	22,500	1,050	21,450
29	22,500	1,050	21,450
30	22,500	500	22,000
31	23,000	1,050	21,950
32	23,000	1,050	21,950
33	23,000	500	22,500



Development Plan for PDA No. 11  
Exhibit II (cont.)

<u>Floor</u>	<u>Gross Floor Area in SF</u>	<u>Gross Floor Area Exclusions in SF*</u>	<u>Gross Floor Area For F.A.R. Purposes (SF)</u>
34	19,500	1,050	18,450
35	19,500	1,050	18,450
36	19,500	650	18,850
37	16,500	1,050	15,450
38	16,500	1,050	15,450
39	12,000	--	12,000
Total	780,500	47,200	733,300

II. Hotel

<u>Floor</u>	<u>Gross Floor Area in SF</u>	<u>Gross Floor Area Exclusions in SF*</u>	<u>Gross Floor Area For F.A.R. Purposes (SF)</u>
1	28,000	--	28,000
2	29,000	400	28,600
2½	23,000	400	22,600
3	22,500	400	22,100
4	22,500	400	22,100
5	22,500	400	22,100
5½	15,000	400	14,600
6	22,500	400	22,100
7	22,500	400	22,100
8	19,500	400	19,100
9	16,500	1,100	15,400
Total	243,500	4,700	238,800

III. Garage

<u>Floor</u>	<u>Gross Floor Area in SF</u>	<u>Gross Floor Area Exclusions in SF*</u>	<u>Gross Floor Area For F.A.R. Purposes (SF)</u>
1	14,500	--	14,500
2	20,000	100	19,900
3	20,500	100	20,400
4	20,500	100	20,400
5	20,500	100	20,400
6	20,500	100	20,400
7	20,500	100	20,400
8	20,500	100	20,400
Total	157,500	700	156,800

\* Gross floor area exclusions as defined under Article 2, Section 2-1, (21) of the Boston Zoning Code, as amended through June 30, 1978. Retail area at grade in garage included in gross floor area for Floor 1 of office building.



F.A.R. Computations

Gross Floor Area Totals:

Office Building	733,300	SF
Garage Structure	156,800	SF
Lot "O" Total	<u>890,100</u>	SF
Hotel	238,800	SF
PDA Total	<u>1,128,500</u>	SF

Lot Areas:

Lot "O"	41,259	SF
Lot "H"	36,532	SF
Total PDA Parcel	<u>77,791</u>	SF

The F.A.R. for the entire PDA is computed thus:

$$\frac{1,128,500}{77,791} = 14.6$$

The F.A.R. for Lot "O" only is computed thus:

$$\frac{890,100}{41,259} = 21.6$$



